



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING DEPARTMENT HEARING**

*Promoting the wise use of land*

<b>MEETING DATE</b> October 3, 2014	<b>CONTACT/PHONE</b> Stephanie Fuhs (805)781-5721 sfuhs@co.slo.ca.us	<b>APPLICANT</b> Riley/Badzioch	<b>FILE NO.</b> COAL13-0094 SUB2013-00046
<b>SUBJECT</b> Hearing to consider a request by Kevin Riley/Anthony Badzioch for a Lot Line Adjustment (COAL 13-0094) to adjust the lot lines between two parcels of 10.07 and 41.22 acres each. The adjustment will result in two parcels of 10.07 and 41.22 acres each and the reconfiguration of the two parcels to allow an equal exchange of land. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 3180 Willow Creek Road, approximately ½ mile east of Vineyard Drive, approximately 2.5 miles west of the community of Templeton. The site is in the North County (Adelaida sub area) planning area.			
<b>RECOMMENDED ACTION</b> Approve Lot Line Adjustment COAL13-0094 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> A Class Five Categorical Exemption was issued on August 26, 2014 (ED14-052).			
<b>LAND USE CATEGORY</b> Agriculture	<b>COMBINING DESIGNATION</b> None	<b>ASSESSOR PARCEL NUMBER</b> 039-101-032 and 039-101-041	<b>SUPERVISOR DISTRICT(S)</b> 1
<b>PLANNING AREA STANDARDS:</b> None applicable			
<b>LAND USE ORDINANCE STANDARDS:</b> 22.22.040 – Subdivision Design standards for the Agriculture land use category			
<b>EXISTING USES:</b> Residences, barn, workshop			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Agriculture/Orchards, vineyards, residences <i>East:</i> Agriculture/Undeveloped, scattered agricultural uses <i>South:</i> Agriculture/Scattered residences <i>West:</i> Agriculture/Agricultural uses, scattered residences			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: Templeton Area Advisory Group, Public Works, Environmental Health, Ag Commissioner			
<b>TOPOGRAPHY:</b> Gently rolling		<b>VEGETATION:</b> Grasses, oaks, vineyard	
<b>PROPOSED SERVICES:</b> Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CalFire		<b>ACCEPTANCE DATE:</b> August 25, 2014	
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

#### ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
10.07	41.22
41.22	10.07

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to allow an equal exchange of land so that the owner of proposed Parcel 1 can expand their vineyard.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcel sizes are below minimum parcel size as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law.

#### ACCESS

The parcel(s) do not have frontage on a public road. In order to assure access, the adjusted parcel(s) must be provided access from a road by the recordation of either Offer(s) of Dedication or Declaration(s) of Restrictive Covenant. This requirement is reflected in the conditions of approval.

#### LEGAL LOT STATUS:

The two lots were legally created a recorded map at a time when that was a legal method of creating lots.